184.0	0007	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	631,000 / 631,000
					USE VALUE:	631,000 / 631,000
					ASSESSED:	631,000 / 631,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
196		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUERCIO MARCELLA
Owner 2:	
Owner 3:	
Street 1:	196 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	REYNOLDS AMANDA & MICHAEL -
Owner 2:	-
Street 1:	196 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,202 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1957, having primarily Vinyl Exterior and 1572 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6202.000	206,800		424,200	631,000
Total Card	0.142	206,800		424,200	631,000
Total Parcel	0.142	206,800		424,200	631,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.40 | /Parcel: 401.4

Legal Description

User Acct 124047

GIS Ref

GIS Ref

Insp Date 08/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 184.0-0007-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	206,900	0	6,202.	424,200	631,100	631,100	Year End Roll	12/18/2019
2019	101	FV	222,700	0	6,202.	424,200	646,900	646,900	Year End Roll	1/3/2019
2018	101	FV	222,700	0	6,202.	357,600	580,300	580,300	Year End Roll	12/20/2017
2017	101	FV	222,300	0	6,202.	327,300	549,600	549,600	Year End Roll	1/3/2017
2016	101	FV	222,300	0	6,202.	278,800	501,100	501,100	Year End	1/4/2016
2015	101	FV	184,400	0	6,202.	242,400	426,800	426,800	Year End Roll	12/11/2014
2014	101	FV	184,400	0	6,202.	224,200	408,600	408,600	Year End Roll	12/16/2013
2013	101	FV	184,400	0	6,202.	213,300	397,700	397,700		12/13/2012

!14334!

PRINT

Date	Time
12/11/20	04:11:43

LAST REV

Date	Time
12/07/20	15:36:29

mmcmakin

14334

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REYNOLDS AMANDA	76183-327	1	11/17/2020		872,000	No	No		
BELSKIS JOHN V	68437-171		11/18/2016		685,000	No	No		
BELSKIS JOHN V	51814-287		10/22/2008	Family	1	No	No		
	14493-508		12/1/1981		85,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2009	179	New Wind	7,404					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	TTL REFUSAL	HS	Hanne S
12/8/2008	Measured	372	PATRIOT
1/3/2000	Meas/Inspect	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	124047
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6202		Sq. Ft.	Site		0	70.	0.98	7									424,242						424,200	

Total AC/HA: 0.14238 | Total SF/SM: 6202 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 424,242 | Spl Credit | Total: 424,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99128473
Adj $ / SQ:	127.132
Other Features:	78052
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	299771
Depreciation:	92929
Depreciated Total:	206842

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

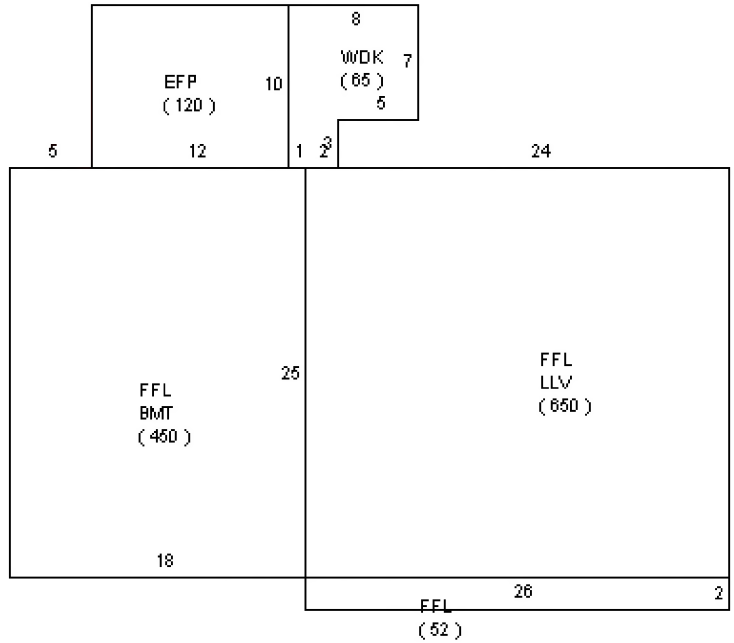
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	127.13
Special Features:	0	Val/Su Net:	84.86
Final Total:	206800	Val/Su SzAd	179.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,152	127.130	146,456
LLV	Lower Level	650	70.080	45,553
BMT	Basement	450	50.540	22,741
EFP	Enclos Porch	120	49.480	5,937
WDK	Deck	65	15.860	1,031

Net Sketched Area:	2,437			Total:	221,718
Size Ad	1152	Gross Are	2437	FinArea	1572

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
LLV	100	FLA	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 184.0-0007-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	